157.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,300 / 726,300
					USE VALUE:	726,300 / 726,300
					ASSESSED:	726,300 / 726,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOLY CRAIG S
Owner 2:	YAMAGUCHI KEIKO
Owner 3:	
Street 1:	235 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOX NORMAN J/MAY L -
Owner 2:	-
Street 1:	235 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	285,300		441,000	726,300
Total Card	0.161	285,300		441,000	726,300
Total Parcel	0.161	285,300		441,000	726,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.91 /Parcel: 482.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 104452

GIS Ref

GIS Ref

Insp Date 09/08/18

!12287!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,300	0	7,000.	441,000	726,300		Year end	12/23/2021
2021	101	FV	276,800	0	7,000.	441,000	717,800		Year End Roll	12/10/2020
2020	101	FV	276,800	0	7,000.	441,000	717,800	717,800	Year End Roll	12/18/2019
2019	101	FV	249,800	0	7,000.	441,000	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	258,000	0	7,000.	371,700	629,700	629,700	Year End Roll	12/20/2017
2017	101	FV	258,000	0	7,000.	340,200	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	258,000	0	7,000.	289,800	547,800	547,800	Year End	1/4/2016
2015	101	FV	244,000	0	7,000.	252,000	496,000	496,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:18:10

LAST REV

Date	Time
02/10/21	11:39:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12287

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOX NORMAN J/MA	73120-472	1	8/16/2019		719,000	No	No		
UMLAS ELIZABETH	43391-495		7/28/2004		517,000	No	No		
QUINLAN MICHAEL	31438-467		5/25/2000		361,000	No	No		
MENKELLO RICHAR	25884-190		12/11/1995		198,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2020	1609	Heat App	7,000	C				
8/9/2017	1021	New Wind	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2019	SQ Returned	JO	Jenny O
9/8/2018	Inspected	BS	Barbara S
7/12/2018	Missed Appt.	CC	Chris C
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Inspected	355	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34813833
Const Adj.:	0.99989998
Adj $ / SQ:	181.980
Other Features:	69300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413500
Depreciation:	128185
Depreciated Total:	285315

COMMENTS

avg throut.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	m
Totals			
1	7	4	

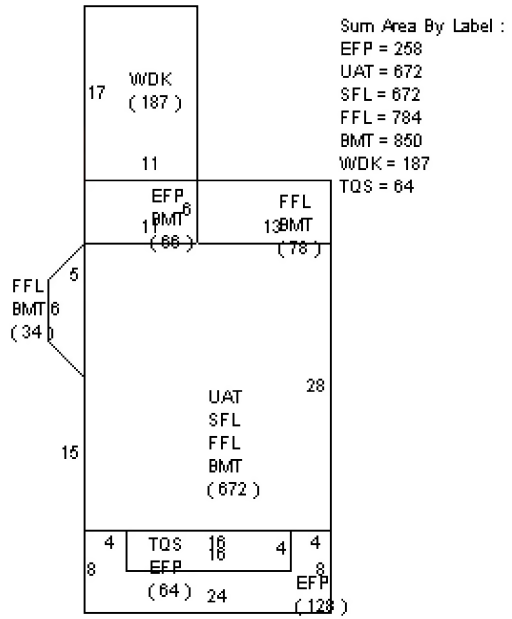
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	181.98
Special Features:	0	Val/Su Net:	96.16
Final Total:	285300	Val/Su SzAd	189.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	54.590	46,405
FFL	First Floor	784	181.980	142,673
SFL	Second Floor	672	181.980	122,291
EFP	Enclos Porch	258	37.770	9,746
WDK	Deck	187	11.350	2,122
UAT	Upper Attic	168	72.790	12,229
TQS	3/4 Story	48	181.980	8,735
	Net Sketched Area:	2,967	Total:	344,201
Size Ad	1504	Gross Area	3487	FinArea 1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

157.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc